

TRANS
 OF
 TM
 FPC

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,
001880

NO TRANSFER
 TAX PAID

That **GERALDINE J. KENNEDY** of Winslow, in the County of Kennebec and State of Maine, and **RICHARD L. GRONDIN** of Wiscasset, in the County of Lincoln, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **GERALDINE J. KENNEDY** of Winslow, in the County of Kennebec and State of Maine, and **RICHARD L. GRONDIN** of Wiscasset, in the County of Lincoln, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **GERALDINE J. KENNEDY** and **RICHARD L. GRONDIN**, their assigns forever,

A certain lot or parcel of land with the buildings thereon situate in said Waterville and bounded and described as follows, to wit:

Commencing at an iron pin driven in the ground on the westerly side of Green Street; thence South 46° 40' West, one hundred one and eight tenths (101.8) feet to a stone bound set in the ground; thence North 49° 7' West, seventy-two and seven tenths (72.7) feet to an iron pin driven in the ground; thence North 46° 40' East, one hundred nine and three tenths (109.3) feet to an iron pin driven in the ground; thence South 49° 7' East, seventy-three and two tenths (73.2) feet to an iron pin at the point of beginning. Containing seven thousand six hundred and sixty-six (7666) square feet, more or less, and being lot number 18 on plan of Lockwood Company Property drawn by Edbert O. Wilson, dated May 31, 1939, and recorded in the Kennebec County Registry of Deeds, Plan Book 12, Page 63. All compass directions are computed on the true north and not on the magnetic north.

Also a right to use and maintain the sewer as it now exists with the right to enter on land as may be necessary to make repairs at reasonable times up to the point where said sewer enters the main sewer on Kennebec Street.

Excepting and reserving to the Lockwood Company, its successors or assigns, all rights to maintain a sewer as it now exists over and above described lot with the right to enter at reasonable times to make necessary repairs thereto, said exceptions and reservation to continue as long as said sewer is used. Upon the termination of said use, the said exceptions and reservations shall cease and vest in the Grantees, their heirs and assigns.

Excepting and reserving to the said Beatrice M. Grondin, for her use, possession and benefit, for the remainder of her natural life, the portion of the premises in which she currently resides, provided that she continues to occupy the premises. Such life estate shall cease upon her failure to occupy the premises and third parties may rely upon an affidavit of the Grantees that such life estate has ceased.

Meaning and intending hereby to transform the joint tenancy warranty deed acquired by the within Grantors by deed of Beatrice M. Grondin dated August 8, 1984, and recorded in the Kennebec County Registry of Deeds in Book 2714, Page 101, ownership of the premises herein described as tenants in common.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **GERALDINE J. KENNEDY** and **RICHARD L. GRONDIN**, their heirs and assigns, to them and their use and behoof forever.

And we covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that we have good right to sell and convey

the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **Warrant and Defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said **GERALDINE J. KENNEDY** and **RICHARD L. GRONDIN**, each joining in this deed as Grantor, and each relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 9th day of January, in the year of our Lord one thousand nine hundred and ninety-one.

Signed, Sealed and Delivered
in the presence of:

Natalie P. Bragg

Geraldine J. Kennedy
Geraldine J. Kennedy

Richard L. Grondin
Richard L. Grondin

STATE OF MAINE
KENNEBEC, ss.

Dated: January , 1991

Personally appeared the above named **GERALDINE J. KENNEDY** and **RICHARD L. GRONDIN** and acknowledged the above instrument to be their free act and deed.

Before me,

Natalie P. Bragg
Notary Public
Print Name:

My Commission Expires **Natalie P. Bragg**
Notary Public
My Commission Expires
12/18/94



RECEIVED KENNEBEC SS.

1991 FEB -1 AM 9:00

ATTEST: James R. Munn
REGISTER OF DEEDS